

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001, U/B FLOOR, BOOMERANG, CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No. PG-2777/23-24	Dated 6-Oct-23
Buyer (Bill to) COSMOS BANK - DADAR WEST DADAR BRANCH Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028 GSTIN/UIN : 27AAAAT0742K1ZH State Name : Maharashtra, Code : 27	Delivery Note	Mode/Terms of Payment AGAINST REPORT
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No. 004046/2302862	Delivery Note Date
	Dispatched through	Destination
Terms of Delivery		

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	4,000.00
	CGST			360.00
	SGST			360.00
Total				4,720.00

Amount Chargeable (in words) E. & O.E


Indian Rupee Four Thousand Seven Hundred Twenty Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	4,000.00	9%	360.00	9%	360.00	720.00
Total			360.00		360.00	720.00

Tax Amount (in words) : **Indian Rupee Seven Hundred Twenty Only**

Remarks:
 Mrs. Chhaya Dhanraj Vora & Mr. Rajat Rameshchandra Vora - Residential Plot bearing Plot No. 16, Gut No. 224/2 (Old Survey Nos. 75/1A & 75/2), Near Jain Mandir and Siddhanchal Society, Village - Waksai, Taluka - Maval, District - Pune - 410401, State - Maharashtra, Country - India
 Company's PAN : **AADCV4303R**
 Declaration
 NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
 MSME Registration No. - 27222201137

Company's Bank Details
 Bank Name : **The Cosmos Co-Operative Bank Ltd**
 A/c No. : **0171001022668**
 Branch & IFS Code : **Vileparle & COSB0000017**



UPI Virtual ID : **Vastukala@icici**

for Vastukala Consultants (I) Pvt Ltd
Asmita Rathod
MSME Registered by Aardra 23/08/2023
 UIN: 27AAAAT0742K1ZH, Vastukala Consultants (I) Pvt Ltd, Chandivali Farm Road, Andheri East, Mumbai - 400072
 PAN: AADCV4303R
 Authorised Signatory

This is a Computer Generated Invoice



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Chhaya Dhanraj Vora & Mr. Rajat Rameshchandra Vora**

Residential Plot bearing Plot No. 16, Gut No. 224/2 (Old Survey Nos. 75/1A & 75/2), Near Jain Mandir and Siddhanchal Society, Village - Waksai, Taluka - Maval, District - Pune – 410401, State - Maharashtra, Country – India.

Latitude Longitude - 18°45'39.9"N 73°27'07.8"E

Valuation Done for:

Cosmos Bank

Dadar Branch

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

Valuation Report of **Residential Plot** bearing Plot No. 16, Gut No. 224/2 (Old Survey Nos. 75/1A & 75/2), Near Jain Mandir and Siddhanchal Society, Village - Waksai, Taluka - Maval, District - Pune – 410401, State - Maharashtra, Country – India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

GENERAL:

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 06.10.2023 for Banking Purpose
2	Date of inspection	26.09.2023
3	Name of the owner/ owners	Mrs. Chhaya Dhanraj Vora & Mr. Rajat Rameshchandra Vora
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership Details of ownership share is not available
5	Brief description of the property	Address: Residential Plot bearing Plot No. 16, Gut No. 224/2 (Old Survey Nos. 75/1A & 75/2), Near Jain Mandir and Siddhanchal Society, Village - Waksai, Taluka - Maval, District - Pune – 410401, State - Maharashtra, Country – India. Contact Person: Mr. Balu Sachin (Caretaker) Contact No. 9172164495
6	Location, street, ward no	Old Mumbai Pune Highway
	Survey/ Plot no. of land	Plot No. 16, Gut No. 224/2 (Old Survey Nos. 75/1A & 75/2)
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Auto and Private cars
	LAND	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Plot Area in Sq. Ft. = 549.00 Sq. M. (Area as per Agreement)
13	Roads, Streets or lanes on which the land is abutting	Old Mumbai Pune Highway
14	If freehold or leasehold land	Freehold

15	If leasehold, the name of Lessor/lessee, nature of lease, date of commencement and termination of lease and terms of renewal of lease. (i) Initial Premium (ii) Ground Rent payable per annum (iii) Unearned increased payable to the Lessor in the event of sale or transfer	N. A.
16	Is there any restriction covenant in regard to use of land? If so attach a copy of the covenant.	As per documents
17	Are there any agreements of easements? If so attach a copy of the covenant	Information not available
18	Does the land fall in an area included in any Town Planning Scheme or any Development Plan of Government or any statutory body? If so give Particulars.	Information not available
19	Has any contribution been made towards development or is any demand for such contribution still outstanding	Information not available
20	Has the whole or part of the land been notified for acquisition by government or any statutory body? Give date of the notification.	No
21	Attach a dimensioned site plan	Yes
	IMPROVEMENTS	
22	Attach plans and elevations of all structures standing on the land and a lay-out plan.	Not applicable being valuation of plot only.
23	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	Not applicable being valuation of plot only.
24	Is the building owner occupied/ tenanted/ both?	Vacant bungalow
	If the property owner occupied, specify portion and extent of area under owner-occupation	N.A.
25	What is the Floor Space Index permissible and Percentage actually utilized?	Floor Space Index permissible – Not applicable being valuation of plot only Percentage actually utilized – Not applicable being valuation of plot only
26	RENTS	
	(i) Names of tenants/ lessees/ licensees, etc	Not applicable being valuation of plot only
	(ii) Portions in their occupation	Not applicable being valuation of plot only
	(iii) Monthly or annual rent /compensation/license fee, etc. paid by each	Not applicable being valuation of plot only
	(iv) Gross amount received for the whole property	Not applicable being valuation of plot only

27	Are any of the occupants related to, or close to business associates of the owner?	Not applicable being valuation of plot only
28	Is separate amount being recovered for the use of fixtures, like fans, geysers, refrigerators, cooking ranges, built-in wardrobes, etc. or for services charges? If so, give details	Not applicable being valuation of plot only
29	Give details of the water and electricity charges, If any, to be borne by the owner	₹ 2,250.00 as per Copy of Electricity Bill dated 07.09.2023 in the name on Mr. Rameshchandra Balachand Vora.
30	Has the tenant to bear the whole or part of the cost repairs and maintenance? Give particulars	Not applicable being valuation of plot only
31	If a lift is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Not applicable being valuation of plot only
32	If a pump is installed, who is to bear the cost of maintenance and operation- owner or tenant?	Not applicable being valuation of plot only
33	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passage, compound, etc. owner or tenant?	Owner
34	What is the amount of property tax? Who is to bear it? Give details with documentary proof	Information not available
35	Is the building insured? If so, give the policy no., amount for which it is insured and the annual premium	Information not available
36	Is any dispute between landlord and tenant regarding rent pending in a court of rent?	Not applicable
37	Has any standard rent been fixed for the premises under any law relating to the control of rent?	Information not available
	SALES	
38	Give instances of sales of immovable property in the locality on a separate sheet, indicating the Name and address of the property, registration No., sale price and area of land sold.	As per sub registrar of assurance records
39	Land rate adopted in this valuation	₹ 19,000.00 per Sq. M.
40	If sale instances are not available or not relied up on, the basis of arriving at the land rate	Not applicable
	COST OF CONSTRUCTION	
41	Year of commencement of construction and year of completion	Not applicable being valuation of plot only
42	What was the method of construction, by contract/By employing Labour directly/ both?	Not applicable being valuation of plot only
43	For items of work done on contract, produce	Not applicable being valuation of plot only

	copies of agreements	
44	For items of work done by engaging Labour directly, give basic rates of materials and Labour supported by documentary proof.	Not applicable being valuation of plot only
45	<p>Remark:</p> <ol style="list-style-type: none"> 1. Approved Plan of bungalow not provided for our verification. Hence structure is not considered for valuation 2. For the purpose of valuation we have considered the plot area as per Agreement. 3. We have considered ownership of the property as per 7/12 Revenue Extract & Release Deed. 	

PART II- VALUATION

GENERAL:

Under the instruction of Cosmos Bank, Dadar Branch to assess fair market value as on 06.10.2023 for **Residential Plot** bearing Plot No. 16, Gut No. 224/2 (Old Survey Nos. 75/1A & 75/2), Near Jain Mandir and Siddhanchal Society, Village - Waksai, Taluka - Maval, District - Pune – 410401, State - Maharashtra, Country – India belongs to **Mr. Rameshchandra Balachand Vora & Mrs. Chhaya Dhanraj Vora**.

We are in receipt of the following documents:

1	Copy of Deed of sale and Transfer dated 30.05.2015 between Mrs. Kinnari Shahil Shah (the Vendor) AND Mr. Rameshchandra Balachand Vora & Mrs. Chhaya Dhanraj Vora (the Purchaser's)
2	Copy of Release Deed dated 31.05.2021 between Smt. Sarla Rameshchandra Vora & Mrs. Sangeeta Sunil Jhaveri (Lessor) between AND Mr. Rajat Rameshchandra Vora (Releseee)
2	Copy of 7/12 Revenue Extract dated 04.10.2022 in the name on Mrs. Chhaya Dhanraj Vora and Mr. Rajat Rameshchandra Vora
3	Copy of NA Order (Number not legible) dated 23.09.1985 issued by Additional Collector, Pune.
4	Copy of Electricity Bill dated 07.09.2023 consumer no. not legible in the name on Mr. Rameshchandra Balachand Vora issued by MAHA Vitaran.

LOCATION:

The **Residential Plot** bearing Plot No. 16, Gut No. 224/2 (Old Survey Nos. 75/1A & 75/2) falls in residential zone. It is at a distance of 6.2 Km. from Lonavala railway station.

Bungalow:

The bungalow standing on the said plot is of Ground Floor + Intermediate Floor + 1st Floor. It is a R.C.C. Framed Structure with 9" thick external walls and 6" thick internal brick walls. The walls are having sand faced plaster from outside. The staircase is of R.C.C. with R.C.C. trades and risers with chequered tile floor finish. The bungalow is used for residential purpose. The external condition is good.

Composition of bungalow is :

Ground Floor – 1 Bedroom + Living + Dinning + Common Toilet,

Intermediate Floor – 1 Bedroom + Toilet

1st Floor – 2 Bedrooms + Pooja Room + Toilet.

It is finished with vitrified flooring, Teak Wood door, Powder coated Aluminum sliding windows & Concealed plumbing & electrification, cement plastering with POP false ceiling.

As per Agreement Construction area is 200.28 Sq. M.

Approved Plan of bungalow not provided for our verification. Hence same is not considered for valuation.

Valuation as on 06th October 2023

Plot area	:	549.00 Sq. M.
Rate adopted for valuation	:	₹ 19,000.00 per Sq. M.
Value of Plot	:	₹ 1,04,31,000.00

(Area of property x market rate of developed land & Commercial premises as on 2023 – 24 published in The Indian Valuer's Directory and Reference Book for purpose of valuation. – Depreciation)

Total Value of the property	:	₹ 1,04,31,000.00
The realizable value of the property	:	₹ 93,87,900.00
Distress value of the property	:	₹ 83,44,800.00
Insurable value of the property	:	-
Guideline value of the property	:	549.00 Sq. M. x ₹ 6,250.00 per Sq. M. = ₹ 34,31,250.00

Taking into consideration above said facts, we can evaluate the value of Valuation Report of **Residential Plot** bearing Plot No. 16, Gut No. 224/2 (Old Survey Nos. 75/1A & 75/2), Near Jain Mandir and Siddhanchal Society, Village - Waksai, Talukā - Maval, District - Pune – 410401, State - Maharashtra, Country – India for this particular purpose at **₹ 1,04,31,000.00 (Rupees One Crore Four Lakh Thirty One Thousand Only)** as on **06th October 2023**.

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NOTES

1. I, Manoj B. Chalikwar with my experience and ability to judgment I am of the considered opinion that the fair market value of the property as on **06th October 2023 is ₹ 1,04,31,000.00 (Rupees One Crore Four Lakh Thirty One Thousand Only)**. Value varies with time and purpose and hence this value should not be referred for any purpose other than mentioned in this report.
2. This valuation is done on the basis of information, which the valuer has obtained by information provided by the client about the premises and location of the surrounding area and also prevailing rates in the surrounding area, and further subject to document as mentioned in valuation report.
3. This valuer should not be held responsible for authentication of documents, clear title and other such related matters. For that purpose Latest Legal Opinion should be sought.

PART III- DECLARATION

I hereby declare that

- (a) The information furnished in part I is true and correct to the best of my knowledge and belief;
- (b) I have no direct or indirect interest in the property valued:

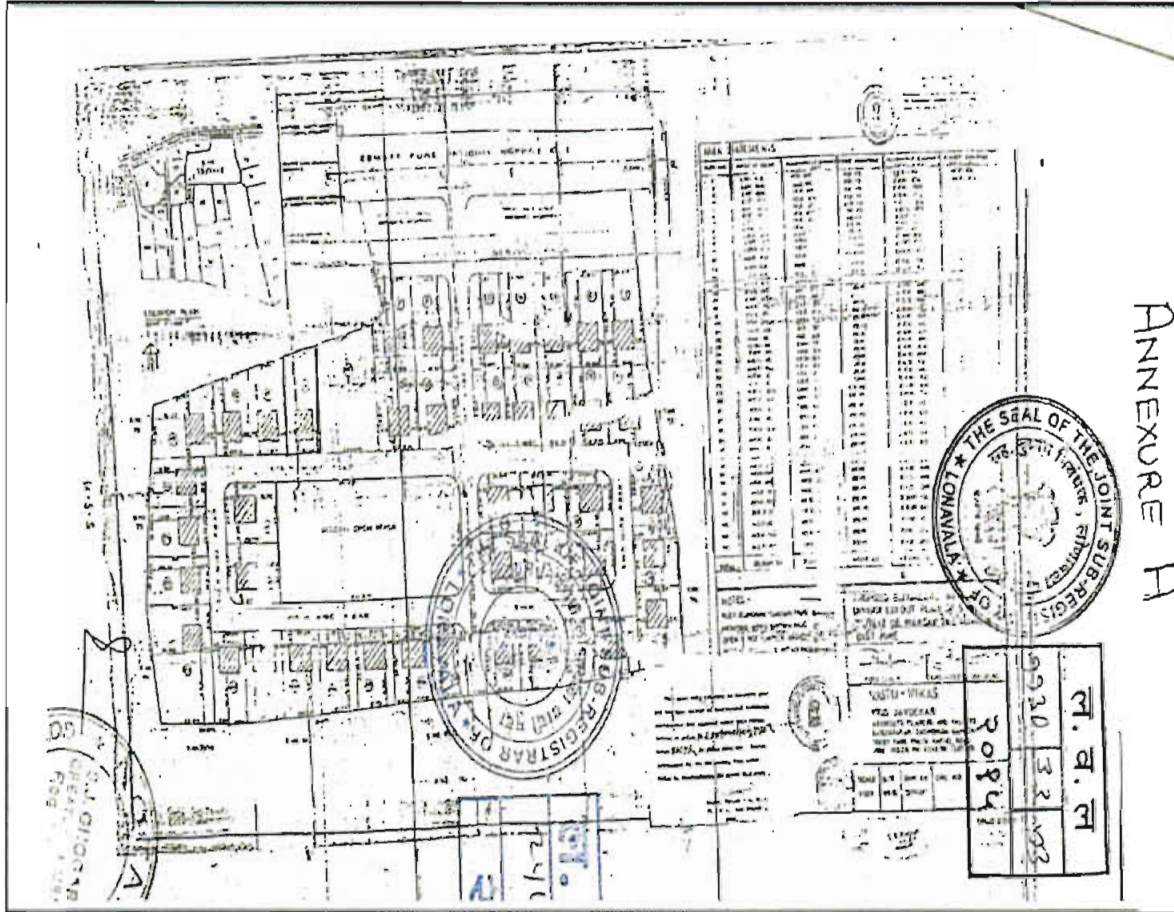
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ANNEXURE TO FORM 0-1**Technical details****Main Building**

1.	No. of floors and height of each floor	Not applicable being valuation of plot only
2.	Plinth area floor wise as per IS 3361-1966	-
3.	Year of construction	-
4.	Estimated future life	-
5.	Type of construction- load bearing walls/RCC frame/ steel frame	-
6.	Type of foundations	-
7.	Walls	-
8.	Partitions	-
9.	Doors and Windows	-
10.	Flooring	-
11.	Finishing	-
12.	Roofing and terracing	-
13.	Special architectural or decorative features, if any	-
14.	(i) Internal wiring – surface or conduit	-
	(ii) Class of fittings: Superior/ Ordinary/ Poor.	
15.	Sanitary installations	-
	(i) No. of water closets	
	(ii) No. of lavatory basins	
	(iii) No. of urinals	
(iv) No. of sink		
16.	Class of fittings: Superior colored / superior white/ordinary.	-
17.	Compound wall Height and length Type of construction	-
18.	No. of lifts and capacity	-
19.	Underground sump – capacity and type of construction	-
20.	Over-head tank Location, capacity Type of construction	-
21.	Pumps- no. and their horse power	May be provided as per requirement
22.	Roads and paving within the compound approximate area and type of paving	Cement concrete in open spaces, etc.
23.	Sewage disposal – whereas connected to public sewers, if septic tanks provided, no. and capacity	Connected to Municipal Sewerage System



Layout Map



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Actual site photographs



Actual site photographs




Ready Reckoner Rate



Department of Registration & Stamps
Government of Maharashtra

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महाराष्ट्र शासन



नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन

बाजारमूल्य दर पत्रक

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Year **Language**

2023/2024 English

Annual Statement of Rates

Selected District पुणे

Select Taluka मावळ

Select Village वाकसाई

Search By Survey No Location

Enter Survey No

विभाग नं.	विभाग	उपविभाग	दर	एकक (Sq.ft)	Attribute
11/11.1	विनशेडी संभाज्यवा असलेल्या जमिनी	गावठाण परिषद क्षेत्रातील हायवेसमुद्ध जमिनी	4790	चौ. मीटर	गट नंबर
9/9.1	अधिकृत विनशेडी आलेल्या जमिनी	गावठाण परिषद क्षेत्रातील हायवेसमुद्ध जमिनी	8250	चौ. मीटर	गट नंबर

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Price Indicators

99acres Buy - Enter Locality / Project / Society / Landmark

Home > Property in Lonavala > 99acres > Plot for Sale

₹92 Lac (1,840 per sq.ft.)
 Estimated EM ₹ 73,481

Property Status: **NOT AVAILABLE** Website: <http://maharashtra.managemag.com/>

Transaction Type: **Resale** | Property Ownership: **Freehold** | Boundary Wall: **No**

Plot Area: **5000 sq.ft.** | Price: **₹ 92 Lac** @ **1,840 per sq.ft.**

Address: **Waksal, Lonavala** | No. of Open Term: **4**

Transaction Type: **Resale** | Property Ownership: **Freehold** | Boundary Wall: **No** | Property Code: **A71920254**

About Property
 Address: **Village Waksal, Waksal, Lonavala, Maharashtra**
 Best in class property available at village waksal location in lonavala

magicbricks Buy - Rent - Sell - 118799 Listings - Post Property

Save Time & Money with **MRI Process** Find the right Property by calling Upto 35 Owners directly **30% Price @ 30% OFF**

₹ 2.95 Cr (₹ 1,125/sq.ft.) | Contact: [0202302862](tel:0202302862)

Plot For Sale in **Village Waksal, Lonavala** | **5000 sq.ft.**

West

Plot Area: **16,950 sq.ft.** | Any Construction Done: **No** | Boundary Wall: **No**

Type Of Ownership: **Freehold** | Overlooking: **Garden/Park** | Transaction Type: **Resale**

Contact Owner: **Sangeeta** | **Book Site Visit**

More Details

Price: **₹ 2.95 Cr**

Address: **waksal lonavala, Village Waksal, Lonavala, Maharashtra**

Landmarks: **Rabindranath Tagore school**

Facilities: **Power Back Up, Lift, Rain Water Harvesting, Club House, Gymnasium, Park, Reserved Parking, Security, Private Terrace/Garden, Vaastu Compliant, Intercom Facility, Maintenance Staff, Waste Disposal, Internet/Wi-Fi Connectivity, RO Water System**

Width of road facing: **6m**

Price Indicators

₹90.0 Lac | 1800sqft | 2BHK | Get on road view plan

5000 Sq-ft Residential Plot/Land For Sale in Village,Waknai, Lonavala | View on map

North - East | 2 Floors allowed

Plot Area: 5000 sqft | No. Of Open Sides: 4 | Any Construction Done: No

Boundary Wall: Yes | Type Of Ownership: Freehold | Overlooking: Garden/Park

Transaction Type: Resale

Contact Agent: Vikas Garg - 91-90100XXXX

Get Phone No.

Contact Agent | Get Phone No.

Last contact made 15 days ago

More Details

Price	₹90 Lac
Address	Lonavala, Village Waknai, Lonavala, Maharashtra
Landmarks	near waknai village
Additional Features	Boundary walls made
Facilities	Reserved Parking, Air Conditioned, Maintenance Staff, DTH Television Facility
Width of road facing	15m
Floors allowed for construction	2



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DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **05th October 2023**.

The term Value is defined as

“The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeable and for self interest assuming that neither is under undue duress”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

UNDER LYING ASSUMPTIONS

1. We assume no responsibility for matters of legal nature affecting the property appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
2. The property is valued as though under responsible ownership.
3. It is assumed that the property is free of liens and encumbrances.
4. It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factors.
5. There is no direct/ indirect interest in the property valued.
6. The rates for valuation of the property are in accordance with the Govt. approved rates and prevailing market rates.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that, our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

VALUATION OF THE PROPERTY PREMISES

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose as on day for ₹ **1,04,31,000.00** (Rupees One Crore Four Lakh Thirty One Thousand Only).

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
serial=1,
2.5.4.20=982286c7fad35d0b5d0274e2660913490f3c35041330,
2.5.2.7901.7a730c9602.purpose=400069.st=ManojB.Chalikwar,
email=manoj@vastukala.com, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.06 11:05:23 +0530

Auth. Sign.

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